098.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,500 / 754,500
					USE VALUE:	754,500 / 754,500
					ASSESSED:	754,500 / 754,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		HODGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PETERS CHRISTOPHER WJ
Owner 2:	PETERS DIANNE B
Owner 3:	
Street 1:	61 HODGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .191 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8300.000	284,100	2,100	468,300	754,500
Total Card	0.191	284,100	2,100	468,300	754,500
Total Parcel	0.191	284,100	2,100	468,300	754,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.98 | /Parcel: 348.98

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

63790

GIS Ref

GIS Ref

Insp Date

10/08/18

!7955!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,100	2100	8,300.	468,300	754,500		Year end	12/23/2021
2021	101	FV	274,100	2100	8,300.	468,300	744,500		Year End Roll	12/10/2020
2020	101	FV	274,000	2100	8,300.	468,300	744,400	744,400	Year End Roll	12/18/2019
2019	101	FV	224,200	2200	8,300.	468,300	694,700	694,700	Year End Roll	1/3/2019
2018	101	FV	222,500	2200	8,300.	401,400	626,100	626,100	Year End Roll	12/20/2017
2017	101	FV	222,500	2200	8,300.	374,600	599,300	599,300	Year End Roll	1/3/2017
2016	101	FV	222,500	2200	8,300.	321,100	545,800	545,800	Year End	1/4/2016
2015	101	FV	208,100	2200	8,300.	287,700	498,000	498,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:28:34

LAST REV

Date	Time
10/16/18	11:43:13
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7955

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERS LOUISE	28014-153		12/24/1997		240,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/1997	636	Manual	3,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	Meas/Inspect	CC	Chris C
6/4/2009	Measured	189	PATRIOT
10/19/2000	Mailer Sent	264	PATRIOT
1/20/2000	Inspected	263	PATRIOT
10/9/1999	Measured	264	PATRIOT
10/1/1999	Missed Appt.	264	PATRIOT
8/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8300		Sq. Ft.	Site		0	70.	0.81	4									468,298						468,300	

Total AC/HA: 0.19054 | Total SF/SM: 8300 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 468,298 | Spl Credit | Total: 468,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.13566136
Const Adj.:	1.00739920
Adj $ / SQ:	125.847
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	411780
Depreciation:	127652
Depreciated Total:	284128

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

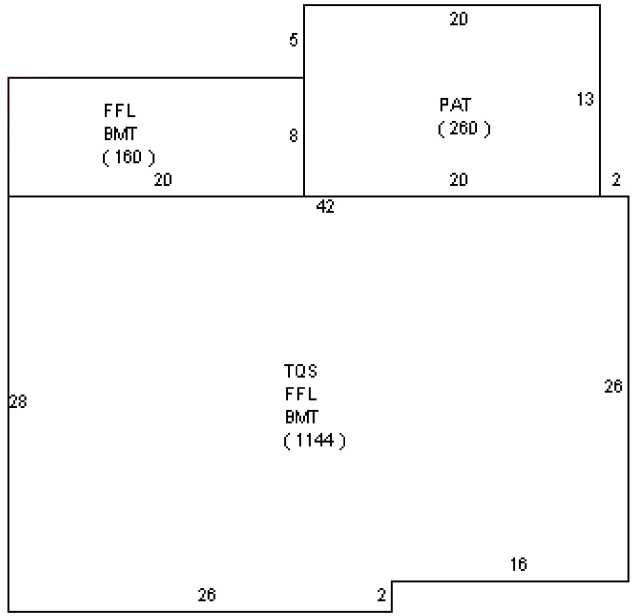
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	125.85
Special Features:	0	Val/Su Net:	76.25
Final Total:	284100	Val/Su SzAd	131.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,304	37.750	49,231
FFL	First Floor	1,304	125.850	164,105
TQS	3/4 Story	858	125.850	107,977
PAT	Patio	260	3.720	967

Net Sketched Area:	3,726	Total:	322,280
Size Ad	2162	Gross Area	4012	FinArea	2162
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	101						
22	Wood Deck	D	Y	1	14X16	A	AV	2005	10.46	T	11.2	101			2,100			2,100

More:	N	Total Yard Items:	2,100	Total Special Featues:		Total:	2,100

IMAGE

AssessPro Patriot Properties, Inc